

Briar Bay Townhouse Estates, Miami

Townhouses - HOA - closed sales September 2025 to August 2026 - live page: www.pbprealestate.com/hoa-fees-miami/briar-bay-townhouse-estates/

BY THE NUMBERS

For sale today	0	0 under contract
Closed sales, September 2025 to August 2026	11	0 so far this month
Median sold price, same 12 months	\$550,000	sold range \$459,550 to \$677,500
Sold price vs original asking	97.5%	median across closed sales
Median recorded days on market (closed)	18	MLS cumulative days
Cash purchases	27.3%	of closed sales
Year built (listings)	1976 to 1982	median 1981

The fees displayed are only as accurate as the brokerage that provided them in its individual listings through the multiple listing service. Information is deemed to be reliable but not guaranteed. Small sample: counts are shown where the page shows counts; no percentages under 10 listings.

NEARBY

- Beach: 4.1 mi
- Hospital: 2.5 mi (Baptist Children's Hospital)
- Golf: 4.2 mi
- Rail station: 3.3 mi (Dadeland South)
- Marina: 3.5 mi (Main Marina)
- Within 1 mile: 11 tennis courts, 7 restaurants, 2 grocery stores, 2 playgrounds, 1 gym

Straight-line distances from the community's listing centroid; OpenStreetMap data.

Own a townhouse in Briar Bay Townhouse Estates? Find out what your home is worth, with the same community data behind it: pbprealestate.com/what-is-my-home-worth/ - or call 561-395-8418. Fee, sale and inventory figures on this sheet refresh daily at [/hoa-fees-miami/briar-bay-townhouse-estates/](http://hoa-fees-miami/briar-bay-townhouse-estates/).

Source: PBP Real Estate analysis of BeachesMLS listings permitted for internet display, as of September 16, 2026. Aggregates only; medians over listings whose MLS subdivision field maps to Briar Bay Townhouse Estates after normalization. Recorded monthly-equivalent fees, not verified payments. No individual property is identified. Figures describe only the date above; a later snapshot may differ. Fact sheet may be shared or linked with attribution to PBP Real Estate, LLC and the live page URL. © 2026 PBP Real Estate, LLC. Licensed Florida real estate brokerage CQ1064615.